

MEMORANDUM

TO: Coppell Building and Standards Commission
FROM: Dezirae Veuleman, Code Compliance Officer
DATE: January 29, 2026
REF: 631 Stratford Lane, Coppell, Texas

PUBLIC HEARING:

A public hearing before the Building and Standards Commission is being held to determine if the structure located on the property addressed as 631 Stratford Lane, in the City of Coppell, Dallas County, Texas, complied with the Ordered action within the allotted time provided and with the standards outlined in Article 15-14, Chapter 15 of the Coppell Code of Ordinance.

EXPLANATION:

In February 2021, pipes burst at the property located at 631 Stratford Lane during the winter storm. Following this event, the property owners, Salman Ahmad and Roohi Malik, gutted the majority of the first floor without obtaining the required building permits. The structure has remained vacant and unrepairs since that time. Beginning in February 2024, City staff notified the owners of the existing violations and substandard conditions through mailed notices, emails, and verbal communications. As the property continued to remain unrepairs and in a substandard condition, the matter was filed with the Building and Standards Commission (BSC) for enforcement action. On October 2, 2025, the Building and Standards Commission conducted a public hearing and determined that the structure located at 631 Stratford Lane is substandard and not in compliance with applicable local codes. The Commission ordered that all violations be remedied and the structure repaired within sixty (60) days of the Order being signed.

ORDINANCE:

The property violates the 2015 International Property Maintenance Code 108.1.3, as well as the adopted ordinance by the City of Coppell, ordinance number 2017-1470 (see *Exhibit A*).

PROPERTY DESCRIPTION:

The subject property is a two-story, 5,892 sq. foot, single-family residence on Stratford Lane. The primary residential structure was constructed in 2001, and the owner purchased the property on or around January 13, 2003.

Legal ID: STRATFORD MANOR BLK A LT 8

A title search revealed zero mortgage holders and one involuntary lien (\$98,656.00). The City has placed additional liens against the property for City-performed property maintenance work, in the total amount of \$3,892.50. The market value of the property is approximately \$1,062,740.

CASE HISTORY:

Code Case Number RC24-02-013534

The following are the highlights from the case history:



- Pre-case: Before opening a code case, staff discussed property conditions with the owners during a high-grass court hearing.
- 02/22/2024: Courtesy notice mailed.
- 12/20/2024: The Notice of Violation was mailed first-class, certified, and posted on the property; compliance is due 02/07/2025.
- 12/26/2024: A copy of the Notice of Violation was emailed to the owner; staff requested interior inspection consent for 02/10/2025 at 10:00 a.m.
- 01/29/2025: Owner requested a meeting; staff met with owners. Owners reported: 2021 freeze damage; first floor gutted within six months; delays attributed to COVID, contractor availability, and insurance; contractors sought \$50,000 up-front; owners report \$125,000 insurance payout, but contractor bids exceed payout; attorney now involved. Staff requested interior/exterior inspection by the compliance date in the Notice of Violation and a written repair timeline; the owners asked for flexibility.
- 02/03/2025: Staff emailed the owner(s) seeking inspection consent and a set inspection date.
- 02/10/2025 (AM): The owner emailed requesting time until the end of February to book the inspection; the same day, staff replied, keeping the inspection at 10:00 a.m. and requesting a firm alternate date by 5:00 p.m. with written consent.
- 02/10/2025 (10:00 a.m.): Staff on-site for scheduled interior/exterior inspection; no access—note posted documenting attempted inspection.
- 03/11/2025: An administrative search warrant was issued, which was executed the same day by staff and a locksmith. The front door lock was removed and replaced, and the warrant was posted on-site.
 - Findings (abbrev.): The majority of the first floor essentially gutted to studs; exposed wiring and open sewer lines in kitchen; energized structure, unoccupied; possible outlet damage risk from prior flooding; rodent droppings throughout (live rat observed upstairs); first-floor carpet removed/ slab cracked with signs of shifting; large vertical crack on front exterior wall to second story; broken/cracked front window; foundation soil erosion; rear fence damaged/collapsed; large fallen limbs in rear yard (see *Exhibit B*)
- 04/22/2025: No response from owners; warrant paperwork still posted on-site. Structure deemed unfit for human occupancy and unsafe due to sanitary/rodent conditions and missing plumbing. The case was filed with the Municipal Court. A notice was emailed and mailed to the owner informing them that a search warrant was executed, and the case is being filed with the municipal court. Additionally, the owners were notified that the property has high grass, dead/hazardous trees, and a fence in disrepair



- 07/11/2025: City performed an abatement under a warrant to remove dead/hazardous trees, fallen rear fence, and high grass at the property.
- 08/07/2025: Owners paid citations; no court hearing held.
- 08/27/2025: Building and Standards Commission public hearing notices mailed and posted on-site in preparation for the hearing.
- 10/02/2025: The Building and Standards Commission determined the structure to be substandard and issued an Order requiring corrective action. The Order mandated that pest control treatment be completed no later than October 12, 2025. In addition, the property owner was required to obtain a building permit and submit an engineer's report, with repairs to commence by November 6, 2025. All required repairs were to be completed by December 8, 2025 (see *Exhibit C*). Copies of the Order were mailed to the property owner, posted on-site, emailed, published in the newspaper, and filed with Dallas County.
- 10/21/2025: The property remained in violation. A second complaint was filed with the Municipal Court.
- 11/05/25: The City performed abatement activities at the property, including the removal of high grass and the completion of pest control services on both the interior and exterior of the structure. Pest control measures included the placement of traps and the sealing of exterior openings. The City placed two liens on the property for the abatement work performed, totaling \$3,892.50.
- 1/16/2026: The owner, Salman Ahmad, failed to appear in Municipal Court. As of this date, a warrant has been issued, and the account reflects an outstanding balance of \$1,548.30.
- 1/29/26: The property owner has remained nonresponsive to all notices and Orders issued by the City and has made no effort to remedy the violations at 631 Stratford Lane. As of January 29, 2026, no permits have been filed to initiate repairs (see *Exhibit D*).

STAFF RECOMMENDATION:

Since 2021, the structure located at 631 Stratford Lane has remained vacant and unrepairs. Based on the prolonged period of noncompliance and the owners' failure to remedy the violations, the City lacks confidence that the required repairs will be completed in a timely manner. Accordingly, the City is requesting that the Commission issue an Order directing the property owners, Salman Ahmad and Roohi Malik, demolish the substandard structure at 631 Stratford Lane. Staff recommends that the demolition be completed no later than thirty (30) days from the date the Order is signed. Should the owners fail to comply within the prescribed timeframe, the City will proceed with demolition and assess all associated costs to the owners, in addition to pursuing any civil penalties and other remedies authorized by law.

ATTACHMENTS:

Exhibit A: Ordinance Section

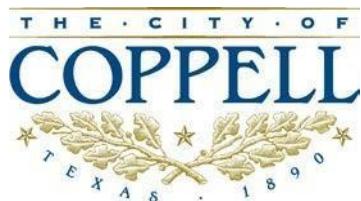


Exhibit B: Photos of the Violation(s)

Exhibit C: BSC Order (10/2/25)

Exhibit D: Permit Records



EXHIBIT A, CODES

2015 International Property Maintenance Code 108.1.3 as well as, adopted by the City of Coppell, ordinance number 2017-1470:

Section 202 Definitions:

CODE OFFICIAL. The official who is charged with the administration and enforcement of this code, or any duly authorized individual.

OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

NUISANCE. The following shall be defined as nuisances; whatever is dangerous to human life or is detrimental to health, as determined by the health officer, including but not limited to the following:

- a. Any public nuisance known at common law.
- b. Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; un-fenced privately owned playground equipment; or any lumber, trash, fences, brush, debris or vegetation which may be hazardous for children;
- c. Graffiti of any type;
- d. Any tree, shrub, or other plant which creates a hazard or risk of damage or destruction to persons or property;
- e. Any substandard condition under this code.

STRUCTURE. That which is built or constructed or a portion thereof.

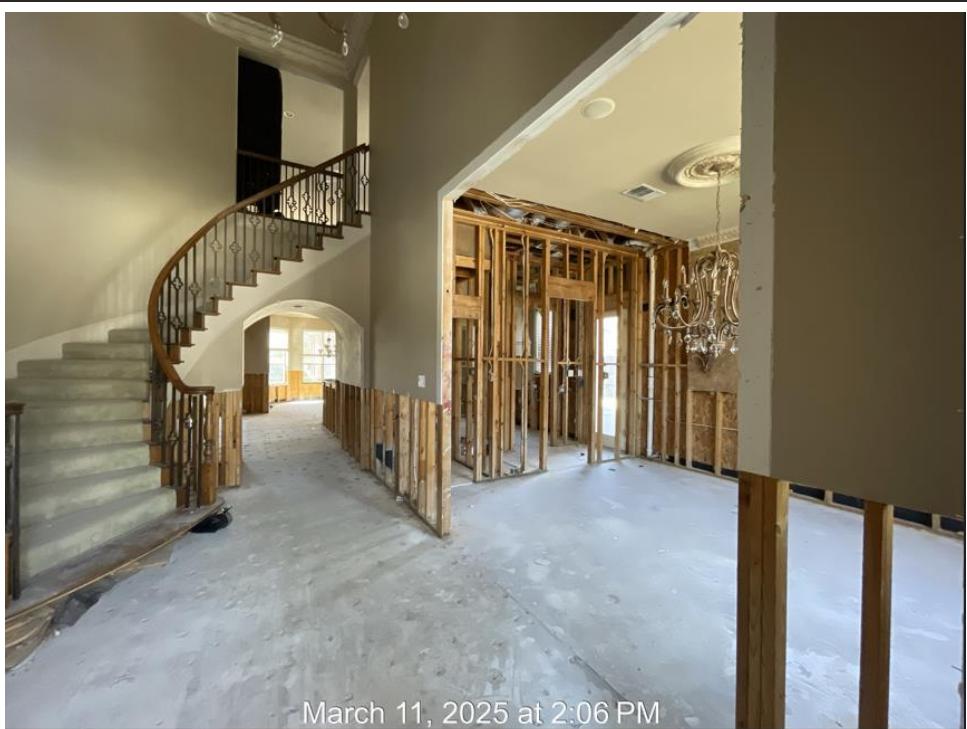
VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air, from any space.

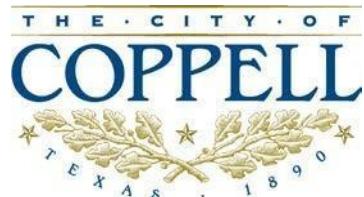
Section 108.1.3: Structure unfit for human occupancy: A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

Section 302.12: Nuisances: All properties shall be maintained free of any nuisances.



EXHIBIT B, PHOTOS



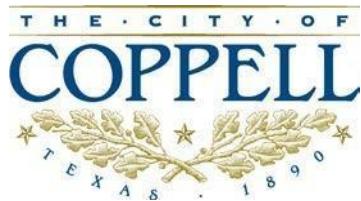


March 11, 2025 at 2:20 PM



March 11, 2025 at 2:25 PM

265 E Parkway Blvd. Coppell TX 75019 TEL 972/304 3500 Fax 972/ 462/ 5318



March 11, 2025 at 2:26 PM



March 11, 2025 at 2:16 PM



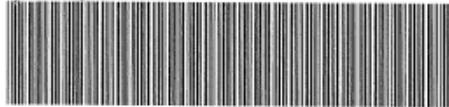
March 11, 2025 at 2:36 PM



March 11, 2025 at 2:36 PM



EXHIBIT C, BSC ORDER



VG-364-2025-202500214706

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500214706✓

Real Property Recordings

Recorded On: October 10, 2025 12:08 PM

Number of Pages: 8

"Examined and Charged as Follows: "

Total Recording: \$49.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

THIS PAGE IS PART OF THE INSTRUMENT
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500214706
Receipt Number: 20251010000489
Recorded Date/Time: October 10, 2025 12:08 PM
User: Javen H
Station: Cc136

Record and Return To:

CITY OF COPPELL
265 E PARKWAY BLVD

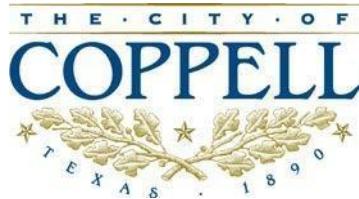


**STATE OF TEXAS
Dallas County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

John G. Smith



CERTIFICATE OF CITY SECRETARY

STATE OF TEXAS)

COUNTY OF DALLAS)

CITY OF COPPELL)

I, Lauren Thoden, the undersigned, City Secretary of Coppell, Texas, a municipal corporation, in the performance of the functions of my office, hereby certify that the attached is a true and correct copy of City of Coppell Building and Standards Commission Order for 631 STRATFORD LANE, approved and passed on October 2, 2025; and that I am the lawful possessor and have legal custody of the City records.

Witness my hand and seal of office at my office in Coppell, Texas, this 9th day of October 2025.

Lauren Thoden

Lauren Thoden
City Secretary



255 PARKWAY * P.O. BOX 9478 * COPPELL, TX 75019 * TEL 972/462 0022 * FAX 972/304 3673



**BUILDING AND STANDARDS COMMISSION
CITY OF COPPELL, TEXAS**

IN THE MATTER OF:

**631 STRATFORD LANE,
Lot 8 Block A of the Stratford Manor Addition,
Addition to the City of Coppell, Dallas County, Texas**

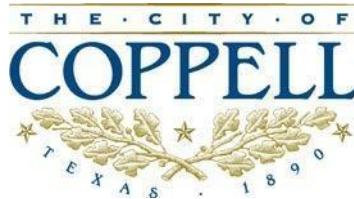
ORDER

WHEREAS, a public hearing was held on this 2nd day of October 2025, pursuant to Article 15-14 of the Code of Ordinances of the City of Coppell, Texas (hereinafter referred to as "City"), before the Building and Standards Commission of the City regarding building(s) or structure(s) on the property located at **631 STRATFORD LANE, Lot 8 Block A of the Stratford Manor Addition**, Addition to the City of Coppell, Dallas County, Texas (hereinafter referred to as the "Property") to determine whether or not the primary and/or accessory structure(s) located on said Property is/are substandard and does not comply with the local residential building code and permit requirements; and

WHEREAS, the records of the office of the county clerk indicate that **Salman Ahmad & Roohi Malik** are the record owner(s) of the property; and

WHEREAS, notice of public hearing was mailed to the property owner, to mortgagees, and to lien holders of record, if any, at least ten (10) days prior to the date of the hearing. Moreover, the City having posted a copy of the notice of said public hearing on the building structures situated on the Property or as close to the front door as practicable, in accordance with Article 15-14 of the Code of Ordinances of the City; and, the City has published notice of said public hearing at least ten (10) days prior to the date of the public hearing, in accordance with Article 15-14 of the Code of Ordinances of the City. Additionally, the City filed a notice of this public hearing in the Dallas County Official Public Records of Real Property consistent with Article 15-14 of the Code of Ordinance; the Building and Standards Commission of the City conducted a public hearing on October 2, 2025, in accordance with the applicable ordinance and state law; City's Building Official and Senior Code Compliance Officer presented evidence that the structure located on the property, based on a preponderance of the evidence, is in violation of Article 15-14 of the Code of Ordinances of the City of Coppell, Texas as substandard structure(s) as follows:

1. A portion of the structure is gutted, has gone unrepaired since 2021, and is unsafe for use and occupancy (108.1.5 (6)).



2. Structure is unfit for human occupancy due to being in disrepair and lacking maintenance (108.1.3).
3. Large cracks in the exterior brick siding (304.1.1(4), 304.1.1(7)).
4. Vacant and abandoned structures causing a blight problem for the neighborhood. (301.3).
5. Structure is infested with rodents (309.1).

WHEREAS, the Building and Standards Commission hereby finds and determines that the primary and/or accessory structure(s) located on the Property is/are substandard structure(s), and is/are in violation of the minimum standards as provided for in Article 15-14 of the Code of Ordinances of the City of Coppell based on the following findings:

The building located on the Property is in violation of the minimum standards of Article 15-14 of the Code of Ordinances of the City of Coppell, Texas. The structure located on the Property is/are dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare. The structure located on the Property or use thereof violates Article 15-14 of the Code of Ordinances of the City of Coppell, Texas, in that conditions exist that are unsafe, hazardous, and create breeding and living places for insects and rodents. The conditions, use, or appearance of the property is in violation of Articles 15-14 of the Code of Ordinances of the City of Coppell, Texas; and

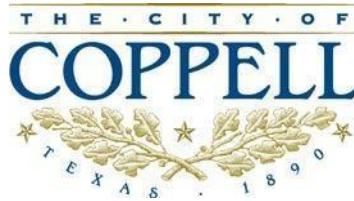
WHEREAS, the Board further finds that the building(s) is/are feasible of repair, that the Board and City have presented a plan of repair and schedule of work to be completed attached hereto as **Exhibit "A"** and incorporated herein for all purposes; and further finds that there is a probability that the building(s) will be repaired within a reasonable period of time. The Board further finds that **thirty (30) days** is a reasonable period for the property owner to obtain a building permit and submit a structural engineer's report, and that **sixty (60) days** from the date this Order is signed is a reasonable period of time to complete all necessary repairs, taking into account the owner's interests and the interests of public safety; and

WHEREAS, the Board further finds that if the building is not repaired within said time period, there is no reasonable probability that the building will be repaired within a reasonable period of time if additional time is given.

IT IS THEREFORE ORDERED that the Building and Standards Commission hereby finds and determines that the structure located on the Property is a substandard structure, and is in violation of the minimum standards as provided for in Article 15-14 of the Code of Ordinances of the City of Coppell, Texas.

The Building and Standards Commission hereby orders the record owner(s), lienholder(s), or mortgagee(s) of the property located at **631 Stratford Lane, Coppell, Texas**, to take the following actions:

1. **Within thirty (30) days from the date this Order is signed**, the owner shall **apply for a building permit** with the City of Coppell **Building Inspection Department** for the

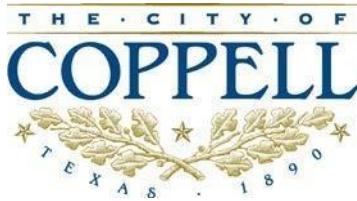


purpose of completing all repairs necessary to bring the structure into full compliance with the City's adopted codes and ordinances.

2. The owner shall **submit a structural engineer's report** evaluating the condition and stability of the foundation and overall structural integrity of the building to the Building Inspection Department **along with the building permit application**.
3. The **building permit shall be issued on or before November 6, 2025**. Failure to obtain an issued permit by this date shall constitute **non-compliance with this Order** and may result in the initiation of abatement proceedings, including the issuance of an **Order for Demolition** by the Building and Standards Commission.
4. **From the date this Order is signed, the owner shall have sixty (60) calendar days** to complete all necessary repairs and to **pass all required final inspections** with the Building Inspection Department.
 - o The final deadline for completion of repairs and approval of all inspections shall be **on or before December 8, 2025**.
5. All work performed under the issued building permit shall comply with all **adopted International Codes** and applicable **City of Coppell ordinances**, including requirements related to building, electrical, plumbing, mechanical, and property maintenance codes.
6. Failure to comply with any portion of this Order may result in the City of Coppell initiating abatement of the substandard structure by demolition at the owner's expense, with the cost of such work assessed as a lien against the property in accordance with State law and City ordinances.

IT IS FURTHER ORDERED THAT:

- 1) The City Secretary will within ten (10) days after the execution of this order:
 - (1) File a copy of this order in the City Secretary's Office; and
 - (2) Publish in a newspaper of general circulation in the City a notice containing:
 - a. the street address or legal description of the Property;
 - b. the date of this public hearing;
 - c. a brief statement indicating the results of this order; and
 - d. instructions stating where a complete copy of this order may be obtained.
- 2) The City Secretary to promptly mail by certified mail, return receipt requested, or personally deliver a copy of this order to the owner of the building and to any lienholder or mortgagee of the building. The City shall use its best efforts to determine the identity and address of any owner, lienholder, or mortgagee of the building.
- 3) Show Cause hearing is hereby tentatively set for **November 6, 2025** at 6:00pm at 255 Parkway Blvd, Coppell, Texas, to determine if the recorded owner complied with this Ordered action within the allotted time as provided herein, after a diligent effort to discover each mortgagee and lienholder having an interest in the building or in the Property on which the building is located, the City shall personally deliver or send by certified mail, return receipt requested, or deliver by United States Postal Service using



signature confirmation service, to each identified mortgagee and lienholder a notice containing the following:

- (1) An identification of the building and the Property on which it is located (does not have to be a legal description);
- (2) A description of the violation that is present at the building located on the Property; and
- (3) A statement that the city will vacate, secure, remove, or demolish the building or relocate any occupants of the building if the ordered action is not taken within a reasonable time.

The owner, lienholder, or mortgagee of the Property is hereby required to abate the substandard structures as provided in this Order. If the owner, lienholder, or mortgagee fails to abate the substandard structure within the time specified, the City is authorized to enter the Property and abate by demolishing and removing the structure and abate such nuisances, and the city may assess the reasonable cost and file a lien against the assess liens against the Property to recover such cost in accordance with state law.

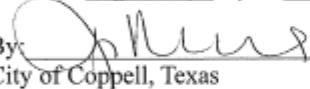
IT IS FURTHER ORDERED that a copy of this Order, shall be filed in the Office of the records of the Building Standard and Property Records maintained and administered by the City Secretary of the City of Coppell, Texas, and may be filed in the Property Records of the City and certified and filed in the Deed records of Dallas County, Texas

All relief not expressly granted herein is DENIED.

ENTERED this 10th day of October, 2025.


_____, Building and Standards Commission
Chairperson

Filed the 10th day of October, 2025.

By: 

City of Coppell, Texas

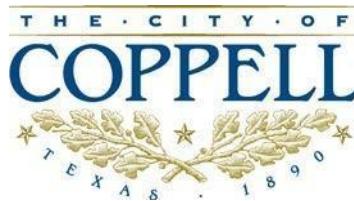


EXHIBIT "A"
DETAILED PLAN OF WORK

Failure to meet any of the required deadlines and benchmarks listed below may result in the structure being declared noncompliant and subject to demolition at the owner's expense. This includes any new materials added to the building during the repair process.

The owner of the Property must file all necessary paperwork, engineering reports, pest control documentation, and permits to bring the structure into compliance according to the timeline and benchmarks provided herein. Failure to meet any of the required benchmarks may result in the Building Official revoking applicable permits and/or the Building and Standards Commission issuing an **Order for Demolition**.

Phase 1: Pest Abatement

Deadline: October 12, 2025

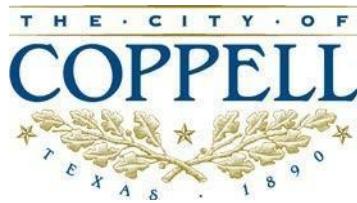
1. The property currently has an active rat infestation. The owner must have the property treated by a **licensed pest control company** no later than **October 12, 2025**.
2. The owner shall submit invoices, service reports, and a written treatment plan from the pest control company outlining a continuous treatment schedule to eliminate the infestation and prevent future rodent activity.
3. If the owner fails to complete treatment and provide documentation by the deadline, the **City will initiate pest abatement at the owner's expense**.

Phase 2: Initial Repair Requirements

Deadline: November 6, 2025

4. **Engineering Report**
 - o Submit a structural engineer's report evaluating the condition and stability of the foundation and providing recommendations for any necessary repairs.
5. **Building Permit**
 - o Obtain a building permit from the City of Coppell Building Inspections Department for all work required to bring the structure into compliance with applicable codes.
6. **Commencement of Work**
 - o Begin all necessary repairs based on the engineer's report and approved permit scope, including structural, electrical, and plumbing work.

If the above actions are not completed by November 6, 2025, the Building and Standards Commission will recommend that an Order for Demolition be issued.



Phase 3: Completion of Repairs

Deadline: December 8, 2025

7. Complete All Required Repairs

- All interior and exterior repairs, including but not limited to sheetrock replacement, insulation, electrical wiring, plumbing system, and other finishes, must meet all adopted International Codes and City of Coppell ordinances.

8. Inspections and Final Approval

- Schedule and pass all required inspections through the Building Inspections Department.
- Ensure the active building permit is closed out upon completion of work.

9. Site Condition

- Maintain the property free of debris, blight, or unfinished materials. The structure and grounds must remain secure and sanitary at all times.

Phase 4: Verification and Closure

Deadline: December 8, 2025

10. Notification of Completion

- The owner shall notify the City of Coppell Code Compliance Division upon completion of all required work and provide documentation confirming permit closure and pest abatement compliance.

11. Final Verification Inspection

- City staff will perform a final verification inspection to ensure all code requirements have been met and that the property is safe, sanitary, and habitable before recommending case closure before the Building and Standards Commission.



EXHIBIT D, PERMIT RECORDS

Showing 1 - 1 of 1 Records									
	Permit Number	Address	Permit Type	Permit Status	Permit Issue Date	Permit Square Feet	Permit Description	Permit W	
<input type="checkbox"/>	BLDR18-02-007379	631 STRATFORD LN Coppell, TX 75019	Building (Residential)	Expired	02/16/2018	0.00	Salman-Re-roof	Roof	0.00